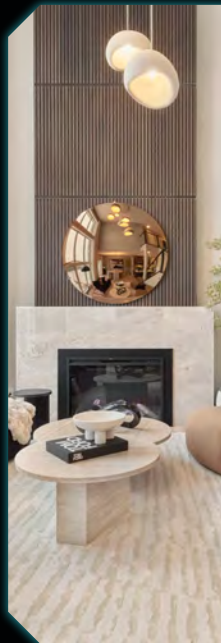


2026 FIT & FINISH™



JAYMAN BUILT SPECIFICATIONS
EDMONTON SINGLE FAMILY


Performance lives here.



The perfect Fit & Finish™ for every lifestyle

The **Jayman BUILT Fit & Finish™** booklet will help you choose the home of your dreams. We offer three finish levels tailored to give you what you want at a price you need. As one of Alberta's largest home builders, we use our buying power to negotiate with our suppliers to get the lowest price for the best quality materials, passing the savings on to you. Use this booklet to select the finishes that matter most to you.





Quantum Performance

Our homes are built to perform—now, and well into the future. Our Quantum Performance features come standard in every home and meet the highest standards, inside and out. From structure and exterior, to energy efficiency, water saving and indoor air quality; your home’s performance is our first priority. We encourage you to review these pages while you’re shopping for a new home. Check & Compare what Jayman includes in our base price versus other builders:

OTHER BUILDER	JAYMAN BUILT	STRUCTURE & EXTERIOR
<input type="checkbox"/>	<input checked="" type="checkbox"/>	New Quantum Wall System powered by BTRboard Exterior Insulation Panels.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poured concrete front sidewalk included with all homes.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Engineered floor joist and roof truss system for strength and performance.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vinyl siding and engineered exterior trim for low maintenance and durability.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Limited Lifetime Warranty laminated asphalt shingles.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Maintenance-free aluminum soffit, fascia and eavestrough; 8" high fascia for a bolder look.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior OSB sheathing is 7/16" for a stronger structure.

OTHER BUILDER	JAYMAN BUILT	SMART HOME TECHNOLOGY SOLUTIONS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smart lock.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ring video/motion doorbell.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Six TP-Link Kasa smart switches.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Amazon Echo Show 15 with full HD 15.6" smart display.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ecobee 5 Smart Thermostat(s) with voice control.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	TP-Link Access Point (EAP-650) for Wi-Fi broadcasting.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Door Opener: LiftMaster overhead garage door, controllable through myQ Smart App (includes 2 remotes).

OTHER BUILDER	JAYMAN BUILT	INDOOR AIR QUALITY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Merv 13 furnace 98% efficient filter for increased air quality in each home (one extra filter included for future use). Better for newborns or anyone suffering from asthma and allergies.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	All furnace ducting is power vacuumed before occupancy.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Heat Recovery Ventilator (HRV) saves energy and provides fresh air.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	UV-C ultraviolet light air purification system installed in furnace to reduce airborne pathogens.

OTHER
BUILDER

JAYMAN
BUILT

ENERGY EFFICIENCY

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- 8 panel solar system (8 500-watt panels) included with every home, saving up to 50% on electrical consumption costs while reducing greenhouse gas emissions.*
- Navien tankless water heater provides energy efficiency, saving space and water. It also provides faster hot water to your taps.
- Triple pane windows with Low E glass and argon fill for superior efficiency and comfort.
- Goodman 96% high-efficiency furnace with two stages and multi-speed fan; provides energy savings and greater comfort.
- Ecobee 5 Smart Thermostat(s) with voice control.
- Homes with attached and detached garages include 220v electric vehicle charging plug in garage. Laned homes include rough-in wiring for electric vehicle charging plug.
- Light fixture package with LED bulbs for electricity savings and less maintenance.
- Fibreglass wall insulation with BTRboard exterior insulation. Cantilevers and floors over garages include spray foam.
- All homes are built to BuiltGreen Canada standards and include an EnerGuide rating.
- All homes are third party blower door tested to verify actual air tightness.
- R-50 fibreglass attic insulation and R-12 basement wall insulation increases your homes comfort while lowering your utility bill.

OTHER
BUILDER

JAYMAN
BUILT

WATER SAVING FEATURES

<input type="radio"/>	<input checked="" type="checkbox"/>
<input type="radio"/>	<input checked="" type="checkbox"/>

- Plumbing faucets and fixtures meet WaterSense guidelines to save water without sacrificing performance.
- Water saving toilets in all homes save water and reduce utility costs.

OTHER
BUILDER

JAYMAN
BUILT

CONVENIENCE

<input type="radio"/>	<input checked="" type="checkbox"/>
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<input type="radio"/>	<input checked="" type="checkbox"/>

- Emergency waterline shut-offs at all toilets and sinks.
- Recessed dryer vent box included with all finished laundry rooms for easy vent installation.
- Waterline to fridge to ensure you always have enough ice.
- All the support you could ever need when buying a home: Jayman Financial and Jayman Realty services, professionally certified designers at Jayman's Design Centre, styleMagic™ and the use of our complimentary moving van.

OTHER
BUILDER

JAYMAN
BUILT

WINDOW COVERINGS

<input type="radio"/>	<input checked="" type="checkbox"/>
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- Package includes roller blinds for windows and sliding patio doors on main and upper floor standard plans only. French Doors and Basement windows are not included. Options that add windows and basement developments are subject to additional charges.

*Electricity savings exclude administration and other associated fees.

SELECT

Jayman ensures everything you

PLUMBING

- Blanco 8" deep double bowl under mount stainless steel kitchen sink.
- Moen Ash pull-out kitchen faucet in chrome.
- Moen Klio single lever chrome basin taps and shower controls in all bathrooms.
- Contrac Caprice pedestal sink in white.
- Contrac Carlin toilet with soft close seat.
- Maax Fibreglass tub surrounds, showers and soaker tubs, as per plan.
- Shower doors, if applicable, with clear glass and chrome trim.

ELECTRICAL

- Decora light switches and plugs throughout home.
- Smart garage door opener included for homes with a garage.
- Two CAT 6 telephone and two RG6 cable outlets with all homes.
- Contemporary lighting package with choices of dining room lights, as applicable.
- Lighting package includes 4" LED Disk recessed downlights in kitchen and LED bulbs in all other fixtures.
- Great room includes one centrally located 12" LED low profile, flush mount fixture in white.
- Homes with 2-storey high windows in the great room include 1 or 2 low voltage wiring rough-in locations (as per marked plans only) to provide power for optional automated blind systems. Automated blinds are an additional upgrade available through styleMagic™.

INTERIOR FINISH

- Ceiling finish is standard spray texture in white.
- Thermofoil cabinets with choice of various door styles and colours. Cabinet ends are melamine. Soft close doors throughout. Drawers have standard slides with various handle selections. Layout as per plan.
- Upper cabinet above over-the-range (OTR) microwave is stepped up to ceiling.
- Kitchen countertops are 2cm (3/4") thick quartz as per styleMagic™ selections. Main bath and ensuite countertops are flat lay laminate.
- Pantry shelving, if applicable, is 16" deep tight mesh, powder coated wire shelving.
- Closet shelves are freestanding powder coated white, primary bedroom walk-in comes with extra hanging row (if applicable, as per plan).
- Door and window casing is 2-1/2" wide primed MDF available in contemporary style.
- Baseboards are 3/8" x 3" primed MDF in contemporary style.
- Interior passage doors are smooth-style, flat panel doors. Additional styles are available as an optional upgrade through styleMagic™.
- Bifold closet doors in bedrooms and foyers or swing type in walk-ins, as per plan.

need comes standard in our homes.

+ SELECT



SELECT



INTERIOR FINISH CONT'D

- Weiser lever style door handle sets for all interior passage doors (Daylon or Winston style).
- Exterior doors come with Weiser security deadbolt and separate lever handle in satin nickel finish.
- Moen Danika chrome bath hardware with a straight shower rod for all 5' tub surrounds.
- Main bathroom and ensuite mirrors are 40" high to match countertop width. Edge style is plain.
- Half bath pedestal mirror is 24"x36" rectangular with plain edge.

APPLIANCE PACKAGE

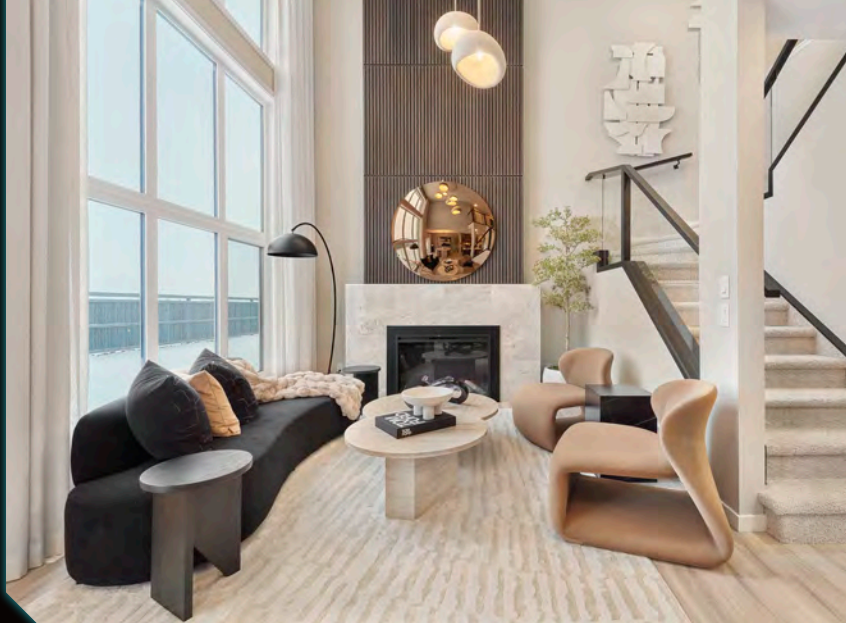
- All appliances are stainless steel finish and Energy Star rated.
- Whirlpool 31 cu. ft. standard depth French door fridge with bottom freezer, ice maker and internal water dispenser.
- Whirlpool stainless steel over the range (OTR) microwave oven/hood fan combination.
- Whirlpool smoothtop, self-cleaning, electric range.
- Whirlpool dishwasher with stainless steel interior.
- Whirlpool Energy Star rated, front load washer and dryer in white included with every home.

FLOOR COVERINGS & WALL TILE

- Wide plank luxury vinyl floor (LVP) throughout main floor.
- Luxury vinyl tile (LVT) in upper floor bathrooms and laundry as per plan.
- Polyester carpet with 8lb underpad throughout.
- Full-height ceramic wall tile backsplash in kitchen. One row for vanities and showers (if applicable). Soaker tubs 18" high wall tile above tub, if applicable.

PAINT

- Interior paint is acrylic latex in eggshell for walls and sprayed finish for all interior woodwork.
- Exterior paint is acrylic latex satin finish on wood surfaces excluding optional deck surfaces. Deck, as applicable, surfaces are not painted but are low maintenance all weather wood.
- Painted basement stairs are included in light grey.



EXTRA

Enjoy these upgrades and everything

PLUMBING

- Blanco Silgranite undermount granite sink in choice of two models, in various colours. Stainless steel undermount sink also available in various colours.
- Moen Ash or Align Hi-Arc single lever, pullout kitchen faucet in chrome.
- Moen Bodhi or Vichy bathroom faucets and matching 6" shower heads in chrome.
- Contrac Calvin oval undermount sink in ensuite and main bath. Contrac Caprice or Contrac Pineview pedestal sink in half bath.
- 4-piece ensuites include curbless tiled shower recessed into the floor, sloped towards a full width linear drain. Walls are tiled to ceiling. Includes 80" height, chrome frame, 10 mil glass shower door.
- 3-piece ensuites include a Maax fiberglass 60"x36" shower. Includes 70" height sliding door with 6 mil clear glass and chrome frame.
- Contrac Crista, elongated, comfort height toilet with soft close seats.

ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- 12" LED low profile flushmount fixture in great room.
- 4" recessed LED down lights included at main and upper floor hallways, as per plan.

INTERIOR FINISH

- Maple cabinets in various door styles and stain colours. Cabinet ends are melamine; soft close doors and drawers throughout. Includes upper and lower cabinet mouldings.
- Built-in cabinet hood fan shroud in modern rectangular flat slab style as per styleMagic™ selections.
- Drawers have soft close slides with various handle selections. Layout as per plan. Also includes two colours of painted MDF cabinets with matching melamine ends.
- Knock down ceiling texture throughout, white on white.
- Kitchen, ensuite and main bath countertops are 1-1/4" thick granite or quartz with a selection of colours and modern edge style. All other countertops are flat lay laminate.
- Three styles of MDF casing to choose from, 2 1/2" wide or 3" wide.
- Upgraded baseboards to 3-7/8" or 4" high MDF available in two styles.
- All closet doors upgraded to swing type passage doors. Door styles are Carrara, Riverside or Berkley.
- Moen Triva bathroom hardware with curved chrome shower rod for 5' tub surrounds.
- Half bath pedestal mirror is 24"x36" rectangular mirror with plain edge.

in Select.

APPLIANCE PACKAGE

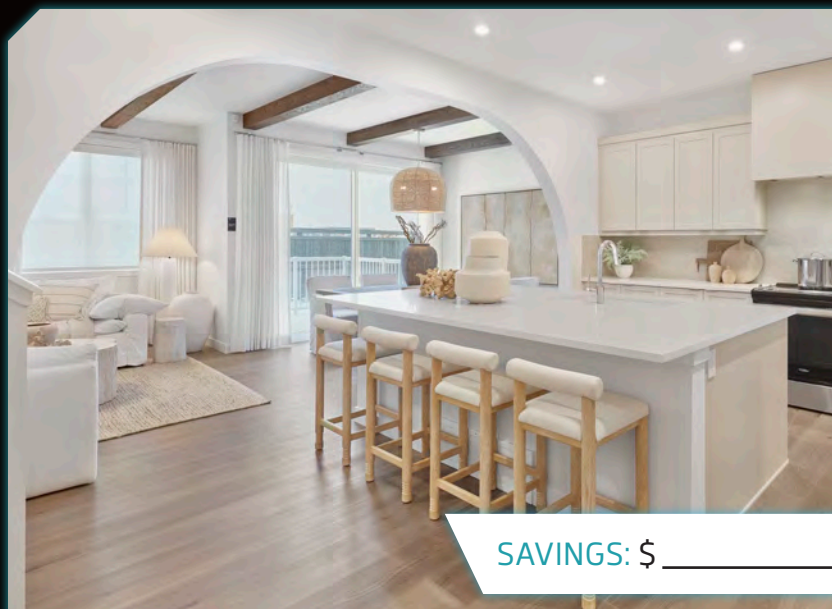
- All appliances are stainless steel finish and Energy Star rated.
- Whirlpool 31 cu.ft. standard depth French door fridge with bottom freezer, ice maker and internal water dispenser.
- Whirlpool dishwasher with stainless steel interior.
- Upgraded smooth top free standing range with digital front controls and self-cleaning oven.
- Panasonic 1.2 cu. ft. built-in microwave with 27" trim kit.
- Broan 30" Power Pack hood fan insert.
- Whirlpool Energy Star rated, front load washer and dryer in white included with every home.



FLOOR COVERINGS & WALL TILE

- Wide plank luxury vinyl plank (LVP) or water-resistant wood laminate flooring throughout main floor as per marked plans.
- Luxury vinyl tile (LVT) flooring in upper floor main bath, 3-piece ensuite and laundry (if applicable).
- 4-piece ensuite includes ceramic tile flooring as per marked plans in a selection of colours, styles and sizes.

+ EXTRA



SAVINGS: \$ _____



PLUMBING

- Moen Sleek, Arbor or Align single lever, pull-out kitchen faucet in chrome or black.
- Moen Iver, Jase or Genta bathroom faucets in chrome or black with matching shower head at tub surrounds.
- Separate ensuite shower (if applicable) comes with M-Core shower bar system in Align style in chrome or black.
- 4-piece ensuites include curbless tiled shower recessed into the floor sloped towards a full width linear drain. Walls are tiled to ceiling. Includes 80" height, chrome frame, 10 mil glass shower door.
- 3-piece ensuites include a Maax fiberglass 60"x36" shower. Includes 70" height sliding door with 6 mil clear glass and chrome frame.
- Contrac Connell 21" wide, wall hung vanity in white with integrated top and rectangular sink in white at half bath.
- Toto Drake, elongated, comfort height toilets with Tornado Flush and soft close seat.

ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- Undermount LED lighting under upper kitchen cabinets in standard kitchen layouts only. Does not include optional side counters or pantry options.

INTERIOR FINISH

- Cabinets are upgraded to select wood species in various door styles and stain colours. Wood veneer ends, pots and pans drawer unit, soft close doors and drawers included. Upgraded upper and lower cabinet mouldings. All kitchens are designed with Home Gourmet cabinets for built-in appliances.*
- Built-In hood fan cabinet shroud in choice of two styles as per styleMagic™ selections. Full-height ceramic tile backsplash in kitchen to underside of upper cabinets, including at built-in cabinet hood fan shroud.
- Plus kitchens include 48" upper cabinets and crown extended to ceiling. Modern and Transitional styles available.
- Half bath and ensuite includes choice of LED mirror in rectangular or pill-shaped styles with recessed ceiling light above. As per plan.
- Primary bedroom walk-in closet has custom wood melamine closet organizers and sweater tower with drawers.
- Wider selection of 1-1/4" thick granite or quartz with modern edge style for all countertops.
- Two-tone kitchen cabinets now included, as per styleMagic™ selections.
- Upgraded bathroom and laundry countertops to quartz or granite.
- 8' height interior passage doors on main floor only.

* Built-in kitchens are applicable only for standard plans that have a built-in kitchen drawing option and do not include plan expansion or modifications.

everything in Select and Extra.

- Upgraded interior passage door style selection (Lincoln Park, Logan, Carrara, Riverside, Berkley or Bayshore).
- Upgraded interior passage lever set selection (Weiser Casey).
- Exterior door Weiser Amador handle set.
- Handrail brackets upgraded from metal to wood at stair locations, where applicable.
- Paint grade wood railing and shoe with choice of newel post designs, metal spindles or paint grade square wood spindles as per styleMagic™ display. Choice of two paint grade wood brackets or two metal brackets for wall mount railing.
- Stub wall locations per plans capped with painted MDF with Transitional detail. Includes paint grade wood wall mount handrail profile choices as per styleMagic™ display. Handrail brackets available in two styles of wood and two styles of metal.

APPLIANCE PACKAGE

- KitchenAid 22 cu. ft. counter depth French door fridge with internal water dispenser and ice maker.
- KitchenAid built-in gas cooktop.
- KitchenAid built-in wall oven and microwave/convection oven combination.
- Built-in cabinet hood fan allowing maximum capacity up to 300 CFM.
- KitchenAid dishwasher with stainless steel interior.
- Whirlpool Energy Star rated, front load washer and dryer in white included with every home.



FLOOR COVERINGS

- Ceramic tile at main floor foyer, half bath, upper floor bathrooms and laundry, in a selection of colours, sizes and styles (if applicable).
- 5" wide engineered hardwood flooring or LVP in kitchen, great room and nook. Front hallway and foyer can be either engineered hardwood, tile or LVP and is determined by plan.

PAINT

- Basement floor painted light grey in unfinished areas.

SAVINGS: \$ _____



PLUMBING

- Shower door and glass (if applicable) 10 mil clear glass and door; as per plan. Top frame handle and hinges in chrome.
- Separate ensuite showers come with M-Core shower bar system in Cambium style with rain shower head.
- Ensuite comes with electric heated tile floors and heated towel bars.
- 4-piece ensuites include curbless shower recessed into the floor sloped towards a full width linear drain. Walls are tiled to ceiling. Includes 80" height, chrome frame, 10 mil glass shower door.
- Ensuite tiled shower includes Kohler floating shelf.
- 4-piece ensuite with Maax Tori 67"x32" free-standing soaker tub with fluted design and matte white finish (as applicable).
- Ensuite includes Toto Neorest integrated bidet toilet with full features, remote and auto-open lid (one Neorest toilet per home as per plan).
- Other toilets are Toto Nexus, skirted, elongated, comfort height with soft close seats.
- Blanco Culina II, Moen Cia or Moen Iriza pull-out faucet in chrome, stainless, matte black or gold finishes as per styleMagic™ display.

ELECTRICAL

- Upgraded contemporary lighting package with choice of dining room lights, as applicable. Mix and match designer packages.
- 4 LED down lights added to great room (if applicable, as per plan).

INTERIOR FINISH

- German designed and engineered kitchen cabinets. High pressure laminate cabinets available in walnut and oak wood grain colours as well as solid colours as per styleMagic™ displays. Designed for built-in wall oven, induction cook top, cabinet paneled refrigerator and dishwasher. Under cabinet LED included with one flat touch switch. Full height cabinets to ceiling to a maximum height of 9'.
- Kitchen includes built-in modern style cabinet hood fan shroud.
- Kitchen comes with built-in waste cabinet, cutlery insert and additional features.
- Walk-in pantry comes with white melamine, adjustable wood shelving (if applicable).
- Kitchen cabinets available in two-tone colour selections as per styleMagic™.
- German designed and engineered vanity cabinets throughout with quartz counters and selections to match kitchen. Vanities are floating style and include under cabinet LED lighting.

home with these upgrades & the finishings from Select, Extra & Plus.

- 8' height solid core doors on main and upper floor where ceiling height allows. Doors are walnut or oak wood veneer, or paint grade with European hidden hinges. Jambs are flush to wall (no door casing).
- Primary bedroom walk-in closet comes with melamine closet organizers. Includes sweater tower with 4 drawers below and 3 shelves above. As per styleMagic™ displays.



ULTRA



INTERIOR FINISH CONT'D

- Secondary bedroom closets come with melamine wood shelves.
- 9' ceiling height on upper floor.
- Stairwell railing from main to upper floor upgraded to stain grade maple or oak with upgraded metal spindles and 3-1/2" newel posts. Glass railing with stain grade wood rail and shoes is also available.
- Selected kitchen and bathroom faucets as well as bathroom hardware sets are available in chrome, black or gold finishes. Refer to Ultra Specifications and styleMagic™ displays for specific details.
- Kitchen island counter choice of waterfall styles in 2cm quartz. As per plan and styleMagic™ displays.
- Primary bedroom tray ceiling detail with painted ceiling in white.

HOME GOURMET BUILT-IN APPLIANCES

- Jenn-Air Noir 42" built-in cabinet panel French door refrigerator with ice maker and obsidian black interior.
- Jenn-Air 36" Oblivion induction cook top with sleek, low profile black glass cooking surface.
- Faber power pack built-in under cabinet hood fan.
- Jenn-Air Noir 30" built-in wall oven and microwave combo with black floating glass doors. Oven includes multi-mode convection.

- Jenn-Air built-in cabinet panel dishwasher with stainless steel interior.
- Silhouette Emmental, 24" built-in French door beverage centre.
- Filtered water dispenser at kitchen counter.
- Whirlpool Energy Star Rated, upgraded washer and dryer included in grey colour for Ultra customers.
- 3-sided electric fireplace included at great room as per plan. Model selection as per styleMagic™ display. Fireplace is boxed into room only, exterior cantilevers are not included.

FLOOR COVERINGS

- Upgraded ceramic tile at main floor foyer, half bath, upper floor bathrooms and laundry, in a selection of colours, sizes and styles (if applicable).
- Upgraded wide plank engineered hardwood added to kitchen, nook, great room, main floor hall, stairs to upper floor, upper floor hallway and bonus room (if applicable and as per plan).
- Stain resistant upgraded polyester carpet with 8lb underpad throughout.
- Selection of patterned carpets available.



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January 2026

Jayman
BUILT

Performance lives here.